



Pevington Wood

Kent

Pevington Wood is set to one side and within the large forest known as Dering Wood. A bluebell wood with a pond.

Details

Price: £89,000 Freehold

Location: Smarden, Kent

Size: About 6 acres for sale

Grid ref: TQ 904 439

Nearest post code: TN27 8RE

Local manager

Richard Scholfield

07811 818 277

richard@woodlands.co.uk



Description

Classified as semi-natural ancient woodland within the County Wildlife Site this must surely be one of the best of conservation woodlands; the details of the conservation site can be seen by clicking here [CWS](#) . The bluebells in spring are a delight, a display taking advantage of the high light levels before the leaves fully emerge and drowse the wood in shades of green. As with most ancient woodlands it is covered by a woodland tree preservation order, click here for details [TPO](#), though this does not prevent normal forest management when covered by a Forestry Commission approved woodland management plan. The wood has planning permission for fencing the boundary and a new Forestry Commission approved management plan is in place which covers this wood and adjacent areas. Management plans permit woodland operations but are not mandatory.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Most are hornbeam, grown from coppice stools. Horn (= hard like horn) beam (a tree) is dense wood ideal for charcoal but also used in the past for ox yoke, good for coach wheels, lasts, tool handles, carving boards etc.

Over the hornbeam will be found standard oak. Some are English oak but many are Turkey oak. The latter are easily identified from the orange deep in the bark fissures (see photos) their leaves are also much larger than English oak. If it were me I'd favour the English oak.

Wildlife

If it were my wood I'd mark out the bluebell and wood anemone areas when they are in flower and in the summer when they are dormant brush cut any bramble growing over them. This will give them more light as the bramble is almost evergreen.

Features

A small pond is just waiting to be cleared so it can spring back into life.

Access, tracks and footpaths

Parish is Smarden, district is Ashford Borough Council and county is Kent. The access is off Pluckley Road along a forest track. Inside there is a track and the wood is sufficiently open to walk through.

Rights and covenants

The woodland is covered by an [article iv](#) click here for details which does remove some permitted development rights.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

There is a public foot path across the north west corner.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Local area and history

The Victorians were very busy, had lots of money and lots of workers. The Dering Estate spread far and wide, an indication of this can be seen in the local houses, ragstone built with arched windows. They made great efforts to lay extensive rides and drives through the woods mostly for their recreation (hunting or carriage driving). Always in straight lines and often radiating from a central point. They were keen on the Turkey oak, fast growing but of little use. During WW1 Italian prisoners of war did much to help the surface drainage forming ditches throughout the woods.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Pevington Wood between Pluckley and Smarden is about 20 mins drive west of Ashford.

1. [Click here for Bing Maps Directions](#) enter your own postcode, (the coordinates for the wooden entrance gate are already

entered) and click on the "Go" box to get your route. Park by this gate and walk down the road to the red metal gate.

Climb the gate and walk up the track, bear right and Pevington Wood is a little further and on the right.

2. **For Satnav:**

a) the nearest postcode is **TN27 8RE** on Pluckley Road by Dering Lodge

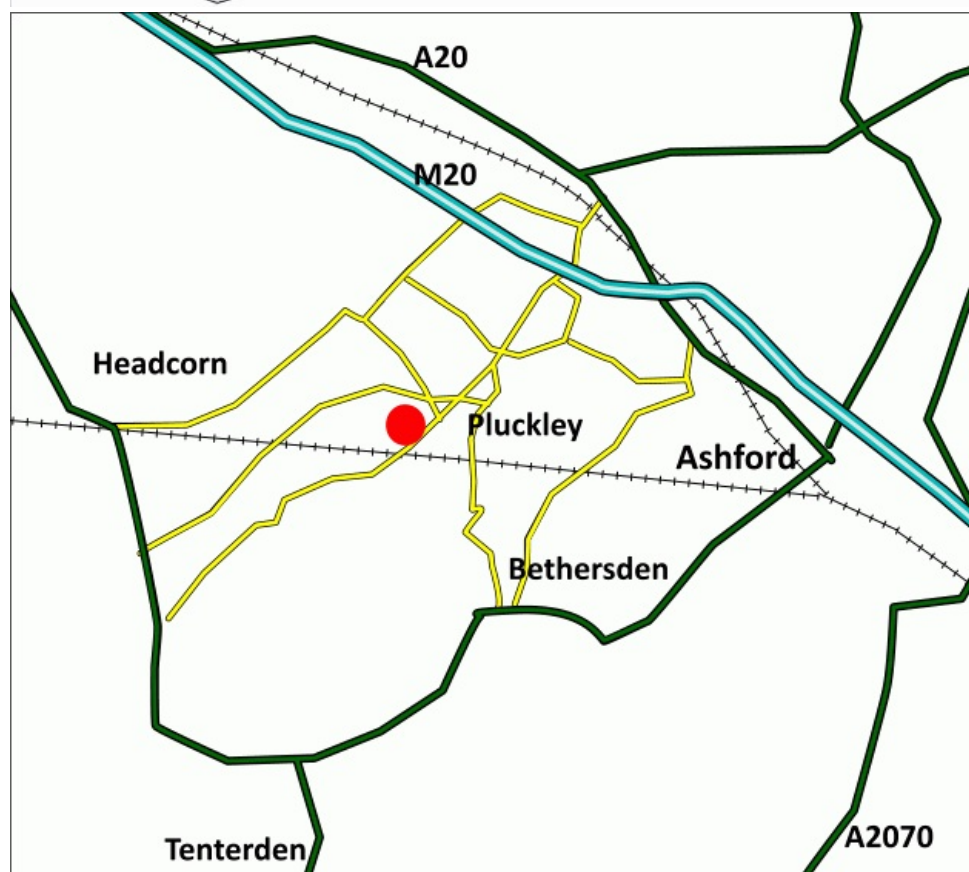
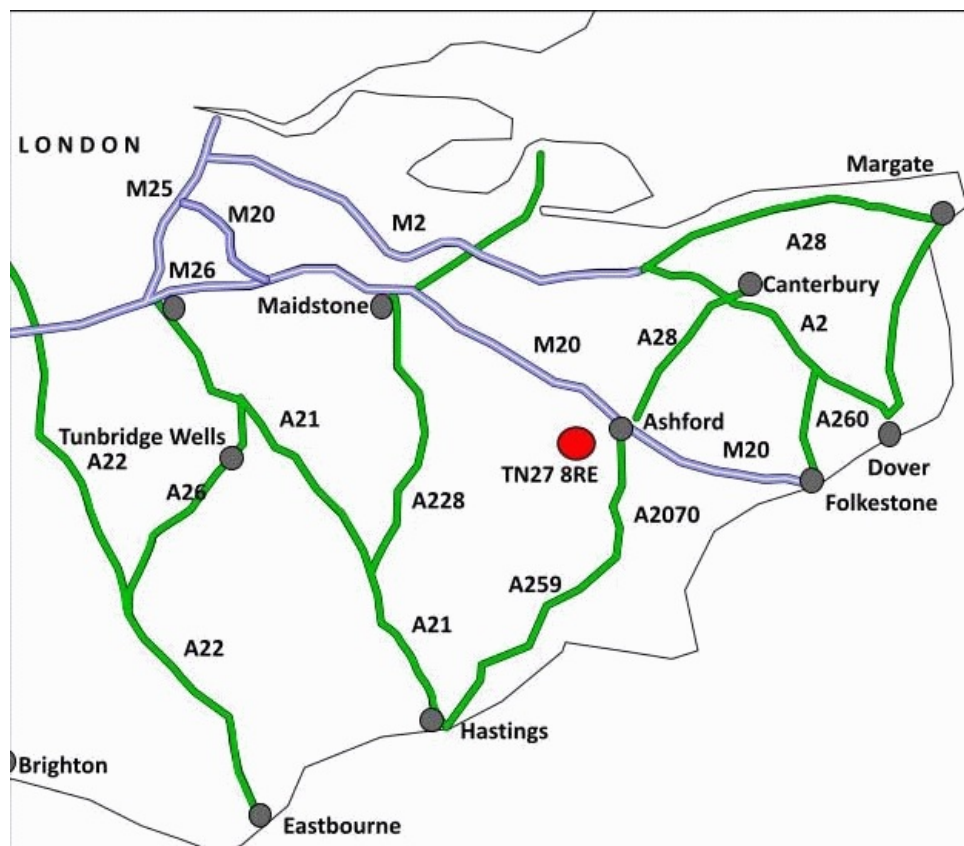
or

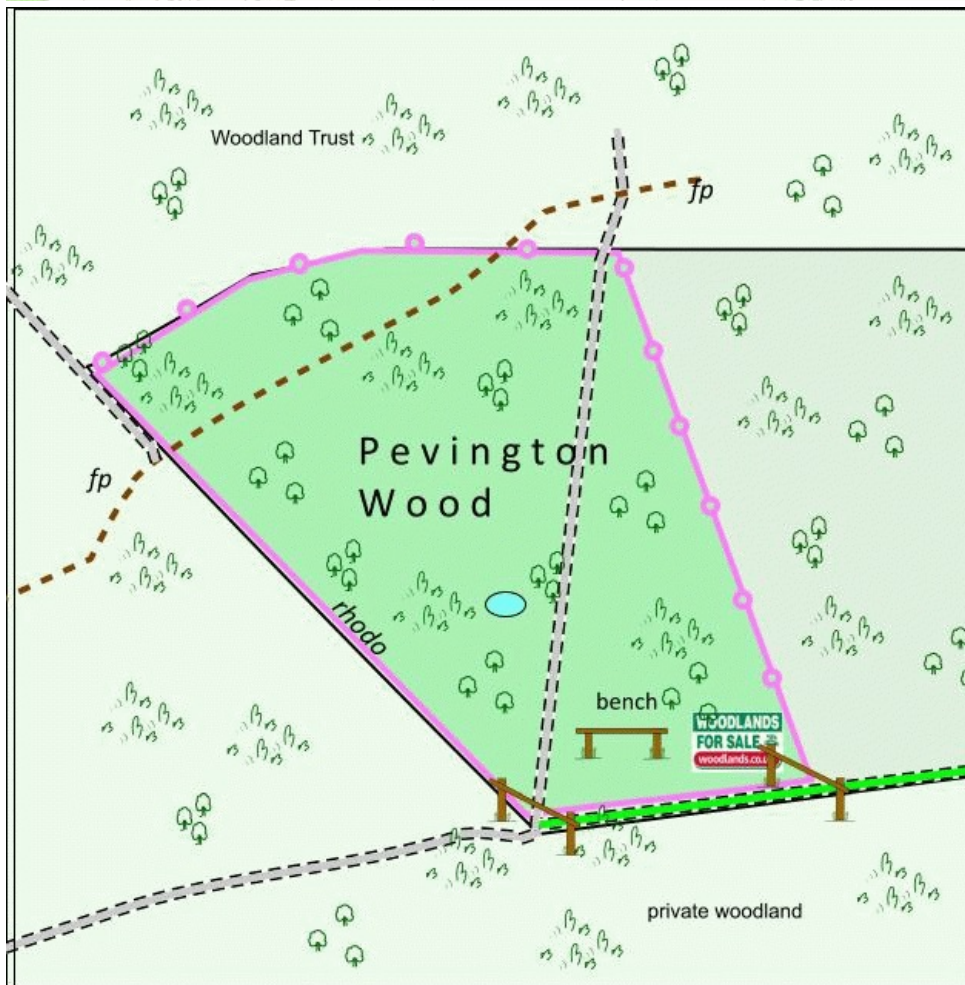
b) using coordinates: **N51.160061, E0.731076** for the wooden gate.

Boundaries:

These are shown by mauve markings, and are:

- east and north - free standing posts
- west is the edge of the track with the Woodland Trust wood, this is overgrown with rhododendron and can only be seen at the start and end
- south is the wood side of the track where there are mauve markings on trees





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry](#)

[Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.